

TO LET
SMITHY HOUSE, BUILDINGS AND LAND

Casterton, Kirkby Lonsdale, Carnforth, LA6
2JP



SMITHY HOUSE

A small holding located within the Yorkshire Dales National park.

Smithy House comprises a 2-bedroom farmhouse, outbuildings and up to 110 acres of fell ground.

AVAILABLE TO LET AS A WHOLE BY INFORMAL TENDER
TENDER DEADLINE

12 noon on Friday 2nd October 2026

SMITHY
HOUSE

Kirkby Lonsdale
5 miles

Lancaster
25 miles

Kendal
18 miles

(all distances are approximate)

Location:

Smithy House is situated in a picturesque rural location within the Yorkshire Dales National Park. The village Casterton lies a short 3-mile drive to the West and provides a range of amenities including a pub, church and village hall, with the popular market town of Kirkby Lonsdale, providing a variety of shops, restaurants, bus services, primary school and secondary school.

There are regular livestock markets at Crooklands, Lancaster and Bentham, all of which are easily accessible.

Smithy House is accessed via a private farm track off Fell Road.

What3Words: ///costumed.recital.roofs

Directions:

Follow the A65 towards Kirkby Lonsdale. On reaching the roundabout, take the second exit continuing onto the A65. Continue until you reach the junction signposted for Casterton and Sedbergh, turn left and continue until you pass Casterton Golf Club on your right, shortly after, take the right turning onto Collier's lane. You will reach the first set of crossroads, continue straight onto the second set of crossroads, continue straight up Fell Road. The lane for Smithy House will be located approximately 2 miles along this road on the right.

Inspection:

Viewing of the land is permitted during normal daylight hours, subject to any person being in possession of a copy of the letting particulars. Much of the land is visible via public rights of way.

All viewings are carried out at the sole risk of the viewer and neither the letting agent nor the Landowner take responsibility for any part of the property.

The house and buildings are via appointment only, please contact the letting agents to arrange.

Stewardship and Grants:

The land is not currently enrolled in any environmental stewardship or grant schemes. The tenant may enter into their own schemes subject to the Landlords approval.

Designations:

The holding is partly within the Leck Beck Head Catchment Area SSSI and also located within the Yorkshire Dales National Park.

Rights of Way:

There is a public footpath running from the top of the drive and down to the steading, heading south-west from the steading through neighbouring land. Full details can be found on the definitive map of Cumbria and most Ordinance Survey maps. Part of the land is contained within the CRoW 2000 Act as Registered Open Access Land.

Council Tax:

The Council Tax band for Smithy House is in band D and is within Westmorland and Furness Council.

Insurance:

The landlord will insure and keep insured the farmhouse and all other buildings and structures on the holding against loss or damage by fire, storm, flood, aircraft, malicious damage and impact by third party road vehicles or any other risk the landlord deems necessary.

EPC:

Smithy House currently has an EPC rating of F.

Wayleaves and Easements:

The steading is subject to all Wayleaves and Easements, whether public or private and whether mentioned or otherwise.

Description:
FARMHOUSE

Located down a private gravel track, the farmhouse enjoys privacy whilst providing security and convenience for the steading.
The farmhouse is arranged over two floors. The ground floor contains a kitchen, sitting room and bathroom. The first floor contains two bedrooms.

The accommodation briefly extends to:

GROUND FLOOR

Entrance: 1.75m X 1.59m
Bathroom: 2.04m X 2.74m
Kitchen: 3.28m X 4.33m
Living Room: 5.21m X 4.18m

FIRST FLOOR

Bedroom 1: 4.22m X 4.41m
Bedroom 2: 3.25m X 4.53m

The house is serviced by a private generator, solar panels , private water supply and septic tank drainage. Prospective tenants should note that the house shows evidence of damp in places, consistent with its rural location, this should be considered when viewing the property. Please note that the solar panels, the generator and the batteries remain in the Landlords ownership, however, the tenant should maintain these in a good, working order and be responsible for all maintenance and repairs.

STEADING

The property benefits from a useful range of traditional and practical outbuildings, providing a good range of workshop and storage space, and livestock housing.

The buildings comprise two traditional stone stables, a wooden stable and a stone barn/workshop. The buildings are conveniently situated close to the house, providing a practical arrangement for day-to-day management of the holding.

Barn: 7.19m X 4.83m
Stable 1: 2.84m X 3.99m
Stable 2: 4.54m X 3.81m
Wooden Stable: 3.59m X 3.94m

LAND

The land extends to approximately 110 acres and comprises of mainly fell land. The number of acres let with the holding is negotiable. Additional land can be offered by separate negotiation. It ranges from 210m to 350m above sea level. The land is classified Grade 5 under the Agricultural Land Classification, with very severe limitations which restrict use to permanent pasture or rough grazing.

The boundaries consist of a mixture of post and wire fences and stone walls. The boundaries are mostly stock proof. The land is served by a natural water supply.

Field Number	Field Parcel	Size (hectares)	Size (acres)
1	SD6580 3904	5.58	13.80
2	SD6579 5892	0.92	2.27
3	SD6580 5507	2.02	4.98
4	SD6579 6397	2.43	6.01
5	SD6579 7379	1.80	4.46
6	SD6580 9004	7.67	18.95
7	SD6580 6330	12.28	30.35
8	SD6680 0224	4.41	10.89
9	SD6579 9699	1.18	2.92
10	SD6580 6330	0.95	2.34
11	SD6580 3904	0.17	0.43
12	SD6580 8441	0.14	0.35
13	SD6580 8343	0.34	0.83
14	SD6680 0224	0.19	0.47
15	SD6579 6079	3.95	9.76 (woodland)

Repairing Obligations:

The tenant will be responsible for all repairs and maintenance on the house, buildings, the farm track and land.



Tenancy:

The land is to be let on an initial 6 year Farm Business Tenancy.

Terms of the Tenancy:

To be agreed as part of the tender process

Tenders:

The holding is offered to let via informal tender.

Interested parties should submit a completed tender form to the letting agent Davis & Bowring, in a sealed envelope marked 'Smithy House, Buildings, and Land' no later than 12 noon on xxx.

Enquiries:

To enquire further or request a tender form, please contact the letting agent

Emily Ward

T: 015242 74433

E: emily.ward@davis-bowring.co.uk

Letting procedure:

Once tenders have been received, the licensor will consider all tenders.

1. All tenders must be submitted on the tender form.
2. The Licensor and their Agents, do not bind themselves to accept the highest or indeed any Tender. The decision of the Licensor will be final.

Viewings:

Please do not inspect the farm outside of the pre-arranged viewing days. Viewings are strictly by appointment on a pre-arranged viewing day through the letting agent Emily Ward of Davis and Bowring. T: 015242 74433.





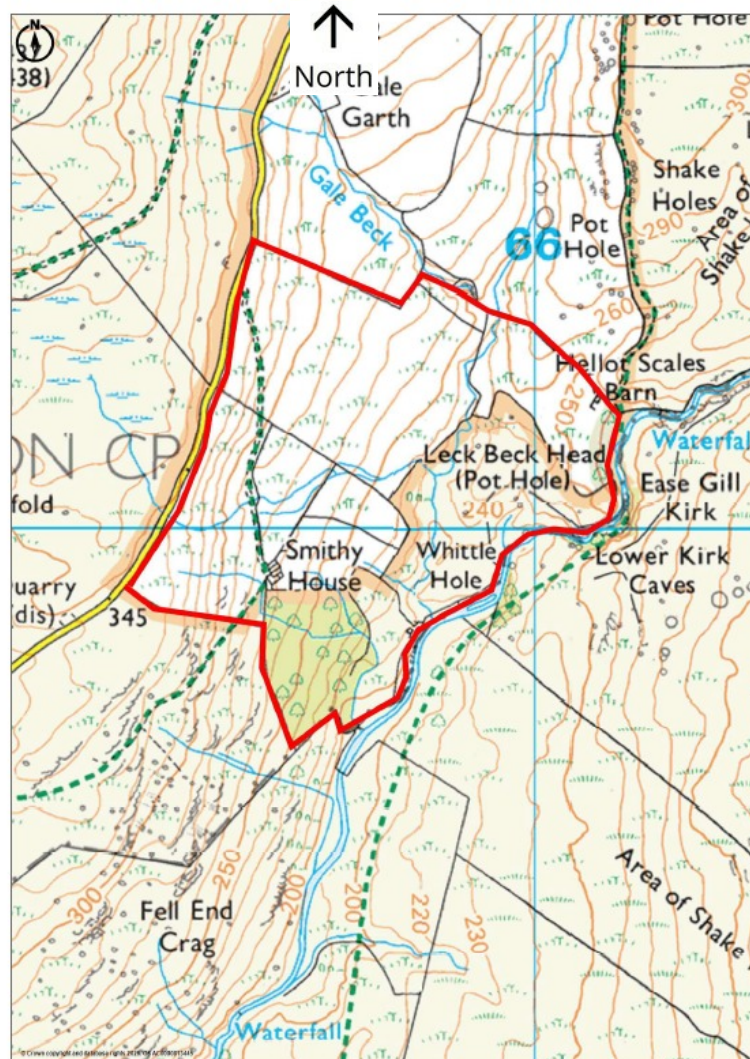
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